



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष २, अंक २१]

शनिवार, मार्च १, २०१४/फाल्गुन १०, शके १९३५

[पृष्ठे २८, किंमत : रुपये १२.००

असाधारण क्रमांक १५

प्राधिकृत प्रकाशन

ठाणे महानगरपालिका, ठाणे

शहर विकास विभाग

जाहीर सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये

क्रमांक ठामपा/शविवि/वियोअंक/१६०९

ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९५/सीआर-२२२/९४, नवि-१२, दिनांक २८ एप्रिल १९९५ अन्वये ठाणे शहराच्या प्रारूप विकास नियंत्रण नियमावलीत काही फेरबदल व काही नियमावली वगळून नियमावलीस (यापुढे “ उक्त नियमावली ”) असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “ उक्त अधिनियम ”) असे संबोधिले आहे) अन्वये मंजूरी दिली आहे व सदर नियमावली, दिनांक १ जून १९९५ पासून अंमलात आहे ;

आणि ज्याअर्थी, ठाणे शहराची सुधारित विकास योजना शासन निर्णय क्र. टीपीएस-१२९७/१३१९/सीआर-१४८/९७/नवि-१२, दिनांक ४ ऑक्टोबर १९९९ अन्वये मंजूर असून, दिनांक २२ नोव्हेंबर १९९९ पासून अंमलात आली. तसेच सुधारित विकास योजनेतील वगळलेले क्षेत्र (Excluded portion EP) शासन निर्णय क्र. टीपीएस-१२०१/२७४/सीआर-२८/२००९/नवि-१२, दिनांक ३ एप्रिल २००३ अन्वये मंजूर असून दिनांक १४ मे २००३ पासून अंमलात आली आहे. (यापुढे “ उक्त मंजूर विकास योजना ” असे संबोधिले आहे).

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२०३/१७६९/सीआर-२७२/२००४, नवि-१२, दिनांक २४ ऑगस्ट २००४ अन्वये विकास नियंत्रण नियमावलीतील फेरबदलास मंजूरी दिली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार मंजूर विकास नियमावलीतील पार्किंग व्यवस्थेबाबतच्या नियमांची प्रभावीपणे अंमलबजावणी करण्याकरिता फेरबदल करण्यास ठाणे महानगरपालिकेच्या मा. सर्वसधारण सभेने ठराव क्र. ४७३, दिनांक २० फेब्रुवारी २०१४ अन्वये मान्यता दिलेली असून, पार्किंग व्यवस्थेबाबतचा प्रस्तावित फेरबदल पुढीलप्रमाणे आहेत :-

Sr. No.	Occupancy	As per Existing Rule in DCR	As per proposed Modification submitted to Government <i>vide</i> this office letter dated 14th October 2009 for sanction under section 37 of MRTP Act, 1966	Proposed Modification
(1)	(2)	(3)	(4)	(5)
	Table No. 6 Off-Street Parking Spaces		Table No. 6 Off-Street Parking Spaces	Table No. 6 Off-Street Parking Spaces
01. Residential		<p>(A) Congested Area</p> <p>(1) One Parking space for every,-</p> <p>(a) 4 Tenements with a carpet area exceeding 35 sq.mts. but not exceeding 50 sq. mts.</p> <p>(b) 2 tenements with carpet area exceeding 50 sq.mts. but not exceeding 70 sq. mts.</p> <p>(c) 1 tenement with carpet area exceeding 70 sq.mts. In addition to above parking spaces, parking spaces for vistors shall be provided to the extent of 10% of the number stipulated above. Not withstanding anything contained above in cases of N 1, 2 the stilt on Gr. floor shall be compulsorily provided for the use of parking. But in the case of existing shopping/ commercial user on the plot, front open space of 3M shall be provided for parking.</p> <p>(d) After provision of required parking is fulfilled the remaining area on the ground floor utilised for commercial use.</p>	<p>(A) Congested Area</p> <p>(1) One Parking space for every,-</p> <p>(a) 2 Tenements with a built area exceeding 35 sq.mts. but not exceeding 50 sq.mts.</p> <p>(b) 1 tenement with built area exceeding 50 sq. mts. but not exceeding 75 sq.mts.</p> <p>(c) 2 car parking space for tenement with built up area exceeding 75 sq.mts. In addition to above parking spaces, parking spaces for vistors shall be provided to the extent of 10% of the number stiputed above. Not withstanding anything contained above in cases of N 1, 2 the stilt on Gr. floor shall be compulsorily provided for the use of parking. But in the case of existing shopping/ commercial user on the plot, front open space of 3M shall be provided for parking for every tenement shall be Compulsory.</p> <p>(d) After provision of required parking is fulfilled the remaining area on the ground floor utilised for commercial use.</p>	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)

(1)	(2)	(3)	(4)	(5)
		<p>(B) In the rest of the area within corporation limits One parking space for every—</p> <p>(a) 4 tenements having carpet area above 35 sq. m. each</p> <p>(b) 2 tenements with carpet area exceeding 45 sq.m. but not exceeding 70 sq.m. each.</p> <p>(c) 1 tenement with carpet area exceeding 70 sq. m. in addition to the parking spaces specified in (a), (b), and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 % of the number stipulated above, subject to minimum of one.</p> <p>(ii) For five, four and three star hotels— One parking space for every 60 sq.m. of total floor area.</p> <p>(iii) For lodging establishments— One parking space for every 120 sq.m. of total floor area of a lodging establishment.</p> <p>(a) For Grade I hotels and eating houses, one parking space for every 25 sq.m. of area of restaurant including hall, dinning room, pantry and bar.</p> <p>(b) For Grade II and III hotels and eating houses, one parking space for every 80 sq.m. of restaurant including hall, dining room, pantry and bar.</p>	<p>(B) In the rest of the area within corporation limits One car parking space for every—</p> <p>(a) 2 tenements having built-up area above 35 sq. m. upto 50 sq.m.</p> <p>(b) 1 tenements with built-up area exceeding 50 sq.m. but not exceeding 75 sq.m. each.</p> <p>(c) Two car parking space for 1 tenement with built-up area exceeding 75 sq. m. in addition to the parking spaces specified in (a), (b), and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 % of the number stipulated above, subject to minimum of one and One-Two wheeler parking space per tenement shall be compulsory.</p> <p>(ii) For five, four and three star hotels OneCar parking space for every Guest room.</p> <p>(iii) For lodging establishments— One parking space for every two Guest Room.</p> <p>(a) For Grade I, II, III hotel and eating houses, one car parking space for every 10 sq.m. and One-Two wheeler parking space for every 10 sq.m. area including hall, dining room, pantry and bar.</p>	<p>Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)</p>

(1)	(2)	(3)	(4)	(5)
02. Educational	One parking space for 70 sq.m. carpet area of the administrative office area and public service area.	One parking space for 35 sq.m. carpet area of the administrative office area and public service area and Four, Two-wheeler parking space for every classroom. In the case of auditoria for educational building, parking space shall be provided as per Sr. No. 03.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
03. Assembly and assembly or auditoria (including those in educational uses and hostels).	<p>One parking space for 25 seats/persons.</p> <p>(b) without fixed seats, one parking space for every 30 sq.m. of floor area.</p> <p>(c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.</p>	<p>One parking space for 10 seats and One. Two-wheeler parking space for 10 seats.</p> <p>(b) One parking space for 10 seats and One, Two-wheeler parking space for 10 seats.</p> <p>(c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.</p>	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
04. Government or semipublic or private office business buildings.	One parking space for every 75 sq.m. of office space upto 1500 sq.m. and for every 150 sq.m. of additional space for areas exceeding 1500 sq.m. in other areas.	One parking space for every 50 sq.m. of office space upto 1000 sq.m. and for every 100 sq.m. of additional space for areas exceeding 1500 sq.m. in addition to this One Two-weeler parking space for every 100 sq.m. of office space shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
05. Mercantile (Markets Department stores shops and other commercial users)	One parking space for every 80 sq.m.in of floor area upto 800 sq.m. and also parking space for every 160 sq.m. of space for areas exceeding 800 sq.m. provided that no parking space need the provided for floor area upto 100 sq.m.	One parking space for every 25 sq.m. in of floor area upto 400 sq.m. and also parking space for every 50 sq.m.of space for areas exceeding 400 sq.m. provided that no parking space need to be provided for floor area upto 25 sq.m. in addition to this One, Two-wheeler parking	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	

(1)	(2)	(3)	(4)	(5)
			space for every 20 sq. m. of floor area shall be provided.	
06. Industrial	One parking space for every 300 sq.m. or fraction thereof subject to a minimum of two spaces.	One Car parking space for every 50 sq.m. or fraction thereof subject to a minimum of two spaces.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
07. Storage	One parking space for every 300 sq.m. or fraction thereof to a minimum of two spaces.	One parking space for every 125 sq.m. or fraction thereof to a minimum of two spaces.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
08. Hospital and Medical Institutions.	One parking space for every 300 sq.m. of total floor area, except that it would be one parking space for every 600 sq.m. of the total floor area in the case of Govt. and Municipal Hospitals and Medical Institutions. In addition, one parking space for ambulance parking measuring 10m. x 4 m. for hospitals or medical institutions with bed strength of 100 or more.	One Car parking space for every 150 sq.m. of total floor area, except that it would be one parking space for every 300 sq.m. of the total floor area in the case of Govt. and Municipal Hospitals and Medical Institutions. In addition, one parking space for ambulance parking measuring 10 m. x 4m. for hospitals or medical institutions with bed strength of 100 or more. In addition to this One, Two-wheeler parking space for every 200 sq.m. of built-up area shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
09. Cinema and Theatres	Parking spaces equivalent to four percent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.	One Car parking spaces for every ten seats and Two-wheeler parking spaces for fifty percent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)	
10. Shopping (included under Mercantile Occupancy)	One parking space for 300 sq.m. of total floor area in the case of shopping user with each shops upto 20 sq.m. in area (i.e. inconvenience shopping) and one parking space for 100 sq.m. of total floor area for shops each over 20/30 sq.m. area.	One parking space for 25 sq.m. of total floor area in the case of shopping user with each shops and in addition to this One, Two-wheeler parking for every 20 sq.m. shop area shall be provided.		

(1)	(2)	(3)	(4)	(5)
11.	Stadia and Clubs (including under Assembly Occupancy)	Open Parking space for every 200 seats plus additional parking as in these regulations for occupancies like those of restaurants etc. with such stadia or clubs.	One Four-wheeler parking space for every 20 seats plus additional parking as in these regulations for occupancies like those of restaurants etc. with such stadia or clubs. In addition to this One, Two-wheeler parking space for every 20 seats of stadia and Club shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)
12.	Marriage Hall and Community Hall.		One car parking space for every 25 sq. m. plot area.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)

Sr. No.	Existing Rule	As per proposed Modification submitted to Government <i>vide</i> this office letter, dated 14th October 2009 for sanction under section 37 of MRTP Act, 1966	Proposed Modification
(1)	(2)	(3)	(4)
85.	Parking Space—Where a property is developed or Redeveloped, Parking spaces at the scale laid down in these Regulations shall be provided. The additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	Unchanged	Unchanged
85. (i)(a)	Types—The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.	Types—The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages, in multistoried parking and in case of shopping Mall, Department Stores on terraces, subject to approval from Fire Brigade.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)

(1)	(2)	(3)	(4)
85.(i) (b)	Types of vehicle	Minimum size/Area of Parking Spaces	Note.— In the case of Parking spaces for Motor Vehicles, upto 50 percent of the prescribed space may be of the size of 2.3 m. x 4.5 m.
	(a) Motor Vehicle	2.5 x 5.5 m.	(a) Motor Vehicle
	(b) Scooter, Motor-Cycle	3.0 sq.m. 4 sq. m.	(b) Scooter Motor-Cycle
	(c) Bicycle	7.5 m x 7.5 m.	(c) Bicycle
	(d) Transport Vehicle		(d) Transport Vehicle.
			Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)
85.(i) (c)	(c) Marking of Parking Spaces—Parking Spaces shall be Paved and clearly marked for different types of vehicles.	Unchanged	(c) Marking of Parking Spaces—Parking Spaces shall be paved and clearly marked for different users such as Residential/Commercial/Visitors on the layout. Further Parking proposed for Residential tenements shall be number and assigned to the Residential Tenements proposed in the layout/Buildings.
85.(i) (d)	Maneuvering and other ancillary space—Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.	Maneuvering and other ancillary space—Off-street Parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles shall be exclusive of the parking space stipulated in these provisions.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter dated 14th October 2009)

(1)	(2)	(3)	(4)
85.(i) (e)	Rams for Basement Parking—Ramps for parking in basements should conform to the requirements of Regulation 150.	Unchanged	Unchanged
85.(ii)	Quantitative Requirements— Four wheeled auto- vehicles Parking spaces for four wheeled auto vehicles shall be provided as in table 6 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.	Unchanged	Unchanged
85. (iii)	Other Vehicles—for all non-residential, assembly and non- assembly. Occupancies, 10 percent additional parking spaces, subject to a minimum of two spaces shall be provided in addition to what is prescribed in these regulations.	Unchanged	Unchanged
85. (iv)	Transport Vehicles—in addition to the Parking spaces provided for mercantile (commercial) buildings like offices, markets, department stores and for industrial and storage Buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2000 sq.m. of floor areas or fraction thereof exceeding the first 400 sq.m. of floor area. The space shall not be less than 3.75 m. x 7.5 m. in size and more than 6 spaces need not be insisted upon.	Unchanged	Unchanged
85. (v)	Parking spaces—where to be accommodated-the parking spaces may be provided—	Unchanged	Unchanged

(1)	(2)	(3)	(4)
85 (v) a	Underneath the building in basement within its stilled portion, or on upper floors.	Apart from parking at ground level, provision of underground or multistoried parking may be permitted. The parking of vehicle at different level may also be mechanized. In the case of parking spaces provided in basement(s), at least two ramps of adequate width and slopes shall be provided, located preferably at opposite ends, in case of underground/multistoried parking, special measures with regard to fire safety shall be taken.	<p>Apart from parking at ground level, provision of underground or multistoried parking may be permitted, subject to provisions of Development Control Regulation Appendix "O" and subject to further conditions herein below :—</p> <p>(a) Stack parking may be allowed for the plots having net area less than 2000 sq.mt. upon conditions as decided by the Commissioner. However stack parkings will not be permitted for plots having net area more than 2000 sq. mtrs.</p> <p>(b) For net plot area of layout exceeding 2000 sq. mt. the parking spaces shall be provided in basement or below podium or podium RG or multi level podium. Maximum height shall not be more than 4.2 mtrs. in the case of parking spaces provided in basement(s), or below podium or podium RG or multi level podium at least two ramps of adequate width and slopes shall be provided, located preferably at opposite ends. No stack parking will generally be allowed in such cases of underground/multistoried parking ;</p> <p>(c) Pit parking shall be permitted upto the depth of 2.5 mtr. below ground and shall have water tight walls.</p> <p>(d) In unavoidable circumstances, or hardships in providing abovementioned parking spaces as per (b) stack parking may be allowed in plots area exceeding 2000 sq. m. with prior approval of Hon. Commissioner upon conditions as, may be decided by the Commissioner.</p>
85 (v) e	“ Basement below RG and parking below podium RG for parking of vehicles as provided under DCR No. 54 provided that 1.5 mt. strip of land alongwith boundaries provided for planting trees ”.	<p>Basement below RG and Parking below podium RG for parking of vehicles as provided under DCR No. 54 provided that 1.5 mt. strip of land alongwith boundaries provided for planting trees except on front side, provided minimum front open space required as per table No. 12A and 12B shall be applicable. Minimum 33% of proposed RG area should be provided on Ground.</p> <p>Multilevel podium for parking with recreation ground at deck level may be permitted, provided that minimum open space requirement as per table No. 12A and 12B shall be applicable.</p>	<p>Basement below RG and parking below podium for parking of vehicles as provided under DCR No. 54 and multilevel podium for parking with recreation ground at deck level may be permitted, provided that minimum front open space requirement as per table No. 12A and 12B shall be applicable.,</p> <p>If podium is provided it shall comply the conditions mentioned below :—</p> <p>(a) The podium may be permitted in plot admeasuring 1500 sq. mt. or more.</p> <p>(b) Minimum 33% of required RG area should be provided on ground.</p> <p>(c) The podium provided with ramp may be permitted in one or more level, however total height of such structures</p>

(1)	(2)	(3)	(4)
			<p>shall not exceed 24m above ground level. However, podium may be provided without ramp but with provision of adequate car lifts in one or multilevel, however with total height not exceeding 24 mt. above ground level and No. of car lifts not less than two.</p> <p>(d) The podium shall be used for the parking of vehicles. Podium shall not be permitted in required front open spaces.</p> <p>(e) Single podium shall be permitted by leaving 1.5 mt. strip of land along with boundaries of the plot, for planting of trees except on front side, but multi-storeyed podium shall only be permitted with 3 m. marginal open spaces, except front open space.</p> <p>(f) Ramps may be provided in accordance with Development control regulation No. 150.</p> <p>(g) One room of size 10 sq.m. For 100 parking spaces or multiple thereof shall be provided for Drivers rest rooms and further sanitary block may be permitted on podiums or Basement/Stilt by counting in FSI.</p>
85 (v) f	Where front open space is more than 4.50 m., Two wheeler parking spaces may be accommodated for shopping at roadside without reducing clear vehicular access to the building.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter dated 14th October 2009).
85 (vi)	Cinemas, Theatres and Assembly Halls—Subject to the provisions of sub-regulation (v) above, in sites of cinemas, theatres, auditorium and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12 m. or more, if the clear vehicular access way is not reduced to less than 6 m.	Unchanged	In case of special Building clear 12 m. wide vehicular access way for ingress and egress from adjacent road shall be provided in the case of Cinemas, Theatres and Assembly Halls—Subject to the provisions of sub-regulation (v) above, in sites of cinemas, theatres, auditorium and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12 m. or more.
85 (vii)	Common parking spaces—If the total parking spaces required by these regulations is provided by a group of property	Unchanged	Unchanged

(1)	(2)	(3)	(4)
150.	<p>owners for their mutual benefits, such use of this space may be constructed as meeting the off-street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout thereof and also a registered undertaking stating that the area earmarked for the parking spaces will not be built upon.</p> <p>Ramps—(i) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with, all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material.</p> <p>(ii) The minimum width of the ramps in hospitals shall be 2.25 m.</p> <p>(iii) Handrails shall be provided on both sides of the ramps.</p> <p>(iv) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.</p> <p>(v) For building above 16 m. in height, access to ramps from any floor of the building shall be through smoke stop door.</p>	<p>Unchanged</p>	<p>Ramps.—(i) Ramps for pedestrians—</p> <p>(a) <i>General.</i>—The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m. wide. In addition, to satisfy the fire-fighting requirements Ramps shall lead directly to outside open space at ground level or courtyards or safe place.</p> <p>(b) <i>Slope.</i>—A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.</p> <p>(c) <i>Handrail.</i>—A handrail shall be provided on both the sides of the ramp.</p> <p>(d) In a multistoried, high rise and special building, access to ramps from any floor shall be through a smoke stop door.</p> <p>(ii) Ramps for basement or storied parking.—For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.</p>

A new regulation to be added in Appendix “N”-1.5, (g) under Regulation No. 75 and 79 as follows :— **Development of Public Parking Lots (PPL)** :— Development of PPL shall be

(1)	(2)	(3)	(4)
			<p>permitted with previous approval of Government in multi-storeyed structures on any plot abutting on minimum 12 mtr. wide road or road width as may be prescribed by the Commissioner, with additional incentive FSI, as specified below, created and handed over to TMC free of cost with amenities required for parking area as prescribed by the Commissioner, such PPL shall be allowed on the land belonging to the private owners, which is not reserved for any public purpose. PPL shall be allowed subject to following conditions :—</p> <p>(i) The minimum area of plot shall be 1000 sq. mt. in sector 1, 2, 3 and 2000 sq. m. in remaining sectors. The minimum number of public parking spaces for Motor Vehicle to be provided shall not be less than 50 subject to minimum parking area of 700 sq. mt. The location of parking spaces can be in 2 level basement floors, ground floor and upto 4 upper floors maximum, including multilevel podium, with access through ramp and lift or combination of both, subject to clearance from Chief Fire Officer with special emphasis on fire hazard.</p> <p>(ii) A Committee under the Chairmanship of Municipal Commissioner, TMC shall earmark/ select the plots for PPL, on the basis of their suitability and seek prior Government approval for it. The Committee shall comprise of (i) Deputy Commissioner of Police (Traffic) or it's representative (ii) Representative of MMRDA (T and C) (iii) Dy. Director of Town Planning, Konkan Division (iv) Assistant Director, Town Planning, TMC (Member-Secretary). The incentive FSI permissible on this account will be over and above the FSI permissible under any other provisions of DCR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCR/DP, within the overall cap/ limit of total maximum permissible FSI as given in clause (vii) below.</p> <p>(iii) The development of PPL shall be further subject to such condition as may be prescribed by the Municipal Commissioner.</p> <p>(iv) Concerned land owner/ developer/society/company shall have separate parking provisions for any development proposed to be carried out of the permissible base FSI of the plot with independent access.</p>

(1)	(2)	(3)	(4)
			<p>(v) Concerned land Owner/ Developer/Society/Company shall hand over PPL with separate entrance/ exit for the dedicated use of TMC by way of Regd. Conveyance Deed. Such Public Parking Lot will not be part of proposed Society/Apartments Owner's Association, TMC shall not be liable to pay any charges towards society maintenance or any charges borne by Proposed Society.</p> <p>(vi) Area covered under Public parking and amenities required for it shall not be counted toward FSI consumption.</p> <p>(vii) Permissible additional FSI in lieu of built-up parking area shall be equivalent to built-up parking area together with ramp/s by charging premium as specified under clause "X" herein below and further subject to provisions of Appendix 'W'.</p> <p>(viii) This regulation will not be applicable to proposals under App. 'R' (a) (ii) and App. 'S'.</p> <p>(ix) Additional FSI generated as above shall only be permissible for purely residential use only. Permissible additional FSI shall, be permitted subject to payment of premium, which does not entail any relaxation under section 23(2) of D C Regulation.</p> <p>Premium shall be calculated as follows :</p> <p>Premium = Built-up area of Parking X (ASR Rate of land-Construction Cost certified by City Engineer or ASR Construction cost, whichever is less). X 51%.</p> <p>(xi) Premium collected through development of such parking shall be utilised for maintenance of such parking Amenity.</p> <p>(xii) Public parking shall be developed in Independent building as far as possible, but it may be permissible in composite buildings subject to compliance of these regulations.</p> <p>(xiii) Commissioner may handover such PPL to any agency through transparent bidding procedures for its operation and maintenance, up on such terms and conditions as may fit and proper, However in any condition such PPL shall not be allotted to concerned land owners/Housing Society, Association of apartment owners or occupiers in the plot of PPL.</p>

(1)	(2)	(3)	(4)
			<p>(xiv) No Public Parking lots shall generally be more than 500 vehicles, However, in exceptional cases Commissioner may permit PPL for 1000 vehicles, for the reasons to be recorded in writing.</p> <p>(xv) Maximum allowable area calculations of Public Parking Lot shall be based on 50 sq.m. for LMV, 80 sq.m. for LCV, 120 sq. m. for HMV excluding ramps and other amenities required.</p> <p>(xvi) Access/Passageways shall not be less than 6m. for two way and 4.5m. for single way.</p> <p>(xvii) PPL connectivity to nearest station of local/mono/metro/BRTS etc. may also be insisted if proposed PPL is within 250m. by skywalk and underground connectivity for within 100m. This area shall also be counted for giving incentive FSI and shall not be included for calculating limits of vehicles.</p> <p>(xviii) For every sector Commissioner shall endeavour to evaluate total need of PPL and shall cause it to be declared in local newspaper within three months of promulgation of these Regulations for every 5 years. Total PPL sanctioned in any sector shall not increase beyond that for next five years.</p> <p>(xix) PPL shall be allowed only after studying traffic impact analysis of area within the periphery of 250 mtrs. of PPL.</p>

आणि त्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार मंजूर विकास नियंत्रण नियमावलीतील उक्त फेरबदलाकरिता आम जनतेच्या सूचना/हरकती मागविणेसाठी ही सूचना महाराष्ट्र शासनाचे राजपत्र, वर्तमानपत्र व सहायक संचालक नगररचना, ठाणे महानगरपालिका, ठाणे शहर विकास विभाग, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे सूचना फलकावर तसेच www.tmctp.com ह्या ठाणे महानगरपालिकेच्या वेबसाईटवर प्रसिद्ध करण्यात येत आहे. उक्त विकास नियंत्रण नियमावली फेरबदलाचा मसुदा जनतेच्या अवलोकनार्थ सहायक संचालक नगररचना, ठाणे महानगरपालिका, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे कार्यालयीन सूचना फलकावर लावण्यात आला आहे. उक्त फेरबदलाबाबत कोणत्याही व्यक्तीस सूचना/हरकती घ्यावयाची असल्यास त्यांनी ही सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्यापासून ३० (तीस) दिवसांचे आत आपली सूचना/हरकत महापालिका आयुक्त, ठाणे महानगरपालिका, ठाणे यांचेकडे सादर करावी.

आसीम गुप्ता,

आयुक्त,

ठाणे महानगरपालिका, ठाणे.

ठाणे, दिनांक १ मार्च २०१४.

THANE MUNICIPAL CORPORATION, THANE

Town Planning Department

Notice

(U/s. 37(1) of Maharashtra Regional and Town Planning Act, 1966)

No. TMC/TDD/DPIC/1609.—Whereas the Government in Urban Development Department under Government Notification No. TPS/1295/CR-222/94/UD-12, dated 28th April 1995 have accorded sanction to the draft Development Control Regulation with some modifications and differed sanction to some of the Regulations (hereinafter referred to as “the said Regulations”) (hereinafter referred to as “the said Regulations”) under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and the said Regulation have come into force with effect from 1st June 1995 :

And whereas, the revised Development Plan of the city of Thane has been sanctioned by Government *vide* Notification No. TPS/1297/1319/CR-148/97/UD-12, dated 4th October 1999 and came into force from 22nd November 1999. Also the the Excluded portion (EP) from revised Development Plan were sanctioned *vide* Government Notification No. TPS/1201/274/CR-28/2009/UD-12, dated 3rd April 2003 and came in to force 14th May 2003 (Here in afterreferred to as “ The said sanctioned Development Plan ”) ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS. 1203/1769/CR 272/2002/Ud-12, dated 24th August 2004, has accorded sanction to the modification in Development Control Regulations ;

And whereas, Thane Municipal Corporation is of the opinion that the provisions of the said regulations need some modification regarding Parking, so as to implement the said provision effectively. Therefore, under its Resolution No. 473, dated 20th February 2014 resolved to initiate the proposal of modification under section 37(1) of the said Act, and further directed to complete all legal formalities stipulated under section 37(1) and submit the proposal to the Government for sanction. The proposed of modification in Development Control Regulation is as follows :

Sr. No.	Occupancy	As per Existing Rule in DCR	As per proposed Modification submitted to Government <i>vide</i> this office letter dated 14th October 2009 for sanction under section 37 of MRTP Act, 1966	Proposed Modification
(1)	(2)	(3)	(4)	(5)
	Table No. 6 Off-Street Parking Spaces		Table No. 6 Off-Street Parking Spaces	Table No. 6 Off-Street Parking Spaces
01. Residential		<p>(A) Congested Area</p> <p>(1) One Parking space every,—</p> <p>(a) 4 Tenement with a carpet area exceeding 35 sq.mts. but not exceeding 50 sq.mts.</p> <p>(b) 2 tenements with carpet area exceeding 50 sq.mts. but not exceeding 70 sq.mts.</p> <p>(c) 1 tenement with carpet area exceeding 70 sq.mts. In addition to above parking spaces, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above. Notwithstanding anything contained above in cases of n 1. 2 the stilt on Gr. floor shall be compulsorily provided for the use of parking. But in the case of existing shopping/commercial user on the plot, front open space of 3M shall be provided for parking.</p> <p>(d) After provision of required parking is fulfilled the remaining area on the ground floor utilised for commercial use.</p>	<p>(A) Congested Area</p> <p>(1) One Parking space every,—</p> <p>(a) 2 Tenement with a carpet area exceeding 35 sq.mts. but not exceeding 50 sq.mts.</p> <p>(b) 1 tenements with built area exceeding 50 sq.mts. but not exceeding 75 sq.mts.</p> <p>(c) 2 car parking space for tenement with built area exceeding 75 sq.mts. In addition to above parking spaces, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above. Notwithstanding anything contained above in cases of n 1. 2 the stilt on Gr. floor shall be compulsorily provided for the use of parking. But in the case of existing shopping/commercial user on the plot, front open space of 3M shall be provided for parking. In addition to this one Two-wheeler parking for every tenement shall be compulsory.</p> <p>(d) After provision of required parking is fulfilled the remaining area on the ground floor utilised for commercial use.</p>	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).

(1)	(2)	(3)	(4)	(5)
		<p>(B) In the rest of the area within corporation limits One parking space for every—</p> <p>(a) 4 tenements having carpet area above 35 sq. m. each.</p> <p>(b) 2 tenements with carpet area exceeding 45 sq.m. but not exceeding 70 sq.m. each.</p> <p>(c) 1 tenement with carpet area exceeding 70 sq. m. in addition to the parking spaces specified in (a), (b), and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 per cent. of the number stipulated above, subject to minimum of one.</p> <p>(ii) For five, four and three star hotels— One parking space for every 60 sq.m. of total floor area.</p> <p>(iii) For lodging establishments— One parking space for every 120 sq.m. of total floor area of a lodging establishment.</p> <p>(a) For Grade I hotels and eating houses, one parking space for every 25 sq.m. of area of restaurant including hall, dinning room, pantry and bar.</p> <p>(b) For Grade II and III hotels and eating houses, one parking space for every 80 sq.m. of restaurant including hall, dining room, pantry and bar.</p>	<p>(B) In the rest of the area within corporation limits One parking space for every—</p> <p>(a) 2 tenement having built-up area above 35 sq. m. up to 50 sq. m.</p> <p>(b) 1 tenement with built-up area exceeding 50 sq.m. but not exceeding 75 sq.m. each.</p> <p>(c) Two car parking space for one tenement with built-up area exceeding 75 sq. m. in addition to the parking spaces specified in (a), (b), and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 per cent. of the number stipulated above, subject to minimum of one and One-Two wheeler parking space per tenement shall be compulsory.</p> <p>(ii) For five, four and three star hotels One Car parking space for every Guest room.</p> <p>(iii) For lodging establishments— One parking space for every to Guest Room.</p> <p>(a) For Grade I, II, III hotel and eating houses, one car parking space for every 10 sq.m. and One-Two wheeler parking space for every 10 sq.m. area including hall, dining room, pantry and bar.</p>	<p>Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).</p>

(1)	(2)	(3)	(4)	(5)
02.	Educational	One parking space for 70 sq.m. carpet area of the administrative office area and public service area.	One parking space for 35 sq.m. carpet area of the administrative office area and public service area and Four, Two-wheeler parking space for every classroom. In the case of auditoria for educational building, parking space shall be provided as per Sr. No. 03.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).
03.	Assembly and assembly or auditoria (including those in educational uses and hostels).	(a) One parking space for 25 seats/persons. (b) without fixed seats, one parking space for every 30 sq.m. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.	(a) One parking space for 10 seats and One, Two-wheeler parking space for 10 seats. (b) One parking space for 10 seats and One, Two-wheeler parking space for 10 seats. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).
04.	Government or semipublic or private office business buildings.	One parking space for every 75 sq.m. of office space upto 1500 sq.m. and for every 150 sq.m. of additional space for areas exceeding 1500 sq.m. in other areas.	One parking space for every 50 sq.m. of office space upto 1000 sq.m. and for every 100 sq.m. of additional space for areas exceeding 1500 sq.m. in addition to this One, Two-wheeler parking space for every 100 sq.m. of office space shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).
05.	Mercantile (Markets Department stores, shops and other commercial users).	One parking space for every 80 sq.m. in of floor area upto 800 sq.m. and also parking space for every 160 sq.m. of space for areas exceeding 800 sq.m. provided that no parking space need the provided for floor area upto 100 sq.m.	One parking space for every 25 sq.m. in of floor area upto 400 sq.m. and also parking space for every 50 sq.m. of space for areas exceeding 400 sq.m. provided that no parking space need to be provided for floor area upto 25 sq.m. in addition to this One, Two-wheeler parking	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).

(1)	(2)	(3)	(4)	(5)
			space for every 20 sq. m. of floor area shall be provided.	
06. Industrial	One parking space for every 300 sq.m. of fraction thereof subject to a minimum of two spaces.	One Car parking space for every 50 sq.m. or fraction thereof subject to a minimum of two spaces.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).	
07. Storage	One parking space for every 300 sq.m. or fraction thereof to a minimum of two spaces.	One parking space for every 125 sq.m. or fraction thereof to a minimum of two spaces.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).	
08. Hospital and Medical Institutions.	One parking space for every 300 sq.m. of total floor area, except that it would be one parking space for every 600 sq.m. of the total floor area in the case of Government and Municipal Hospitals and Medical Institutions. In addition, one parking space for ambulance parking measuring 10m. x 4 m. for Hospitals or Medical Institutions with bed strength of 100 or more.	One Car parking space for every 150 sq.m. of total floor area, except that it would be one parking space for every 300 sq.m. of the total floor area in the case of Government and Municipal Hospitals and Medical Institutions. In addition, one parking space for ambulance parking measuring 10 m. x 4 m. for Hospitals or Medical Institutions with bed strength of 100 or more. In addition to this One, Two-wheeler parking space for every 200 sq.m. of built up area shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).	
09. Cinema and Theatres	Parking spaces equivalent to four percent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.	One Car parking spaces for every ten seats and Two-wheeler parking spaces for fifty percent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).	
10. Shopping (included under Mercantile Occupancy).	One parking space for 300 sq.m. of total floor area in the case of shopping user with each shops upto 20 sq.m. in area (i.e. inconvenience shopping) and one parking space for 100 sq.m. of total floor area for shops each over 20/30 sq.m. area.	One parking space for 25 sq.m. of total floor area in the case of shopping user with each shops and in addition to this One, Two-wheeler parking for every 20 sq.m. shop area shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).	

(1)	(2)	(3)	(4)	(5)
11.	Stadia and Clubs (including under Assembly Occupancy).	Open Parking space for every 200 seats plus additional parking as in these regulations for occupancies like those of restaurants etc. with such stadia or clubs.	One Four-wheeler parking space for every 20 seats plus additional parking as in these regulations for occupancies like those of restaurants etc. with such stadia or clubs. In addition to this One, Two-wheeler parking space for every 20 seats of stadia and club shall be provided.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).
12.	Marriage Hall and Community Hall.	One car parking space for every 25 sq. m. plot area.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).

Sr. No.	Existing Rule	As per proposed Modification submitted Government <i>vide</i> this office letter dated 14th October 2009 for sanction under section 37 of MRTP Act, 1966	Proposed Modification
(1)	(2)	(3)	(4)
85.	Parking Space—Where a property is developed or Redeveloped, Parking spaces at the scale laid down in these Regulations shall be provided. The additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	Unchanged	Unchanged
85. (i)(a)	Types —The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.	Types —The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages, in multistoried parking and in case of Shopping Mall, Department Stores on terraces, subject to approval from Fire Brigade.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009).

(1)	(2)	(3)	(4)
85.(i)	Types of vehicle	Minimum size/Area of Parking Spaces	<i>Note.</i> — In the case of parking spaces for Motor Vehicles, upto 50 percent of the prescribed space may be of the size of 2.3 m. x 4.5 m.
(b)	(a) Motor Vehicle (b) Scooter, Motor-Cycle (c) Bicycle (d) Transport Vehicle	2.5 x 5.5 m. 3.0 sq.m. 4 sq. m. 3.75 m x 7.5 m.	Type of Vehicle (a) Motor Vehicle (b) Scooter Motor-Cycle (c) Bicycle (d) Transport Vehicle.
			Minimum size/Area of parking spaces For Car, the Minimum parking space to be 3m x 6m when individual parking space is required and 2.75 m. x 5 m. when common parking space is required. Space for Scooter/ Two wheeler shall be provided not less than 1.25 sq.m. Space for Bicycle shall be provided not less than 1.00 sq.m. 3.75m. x 7.5m. 3.75 m. x 7.5 m.
			Unchanged (as per proposed modification submitted to Government <i>vide</i> letter, dated 14th October 2009)
85.(i)	(c) Marking of Parking Spaces- Parking Spaces shall be paved and clearly marked for different types of vehicles.	Unchanged	(c) Marking of Parking Spaces—Parking Spaces shall be paved and clearly marked for different users such as Residential/Commercial/Visitors on the layout. Further Parking proposed for Residential tenements shall be numbered and assigned to the Residential Tenements proposed in the layout/Buildings.
85.(i)	Maneuvering and other ancillary space-Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.	Maneuvering and other ancillary space-Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles shall be exclusive of the parking space stipulated in these provisions.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter dated 14th October 2009)

(1)	(2)	(3)	(4)
85.(i) (e)	Rams for Basement Parking -Ramps for parking in basements should conform to the requirements of Regulation 150.	Unchanged	Unchanged
85.(ii)	Quantitative Requirements- Four wheeled auto- vehicles Parking spaces for four wheeled auto vehicles shall be provided as in table 6 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.	Unchanged	Unchanged
85. (iii)	Other Vehicles- For all non-residential, assembly and non- assembly. Occupancies, 10 percent additional parking spaces, subject to a minimum of two spaces shall be provided in addition to what is prescribed in these regulations.	Unchanged	Unchanged
85. (iv)	Transport Vehicles-in addition to the parking spaces provided for mercantile (commercial) buildings like offices, markets, department stores and for industrial and storage Buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2000 sq.m. of floor areas or fraction thereof exceeding the first 400 sq.m. of floor area. The space shall not be less than 3.75 m. x 7.5 m. in size and more than 6 spaces need not be insisted upon.	Unchanged	Unchanged
85. (v)	Parking spaces-where to be accommodated-the parking spaces may be provided—	Unchanged	Unchanged

(1)	(2)	(3)	(4)
85. (v) a	Underneath the building in basement within its stilled portion, or on upper floors.	Apart from parking at ground level, provision of underground or multistoried parking may be permitted. The parking of vehicle at different level may also be mechanized. In the case of parking spaces provided in basement(s), at least two ramps of adequate width and slopes shall be provided, located preferably at opposite ends, in case of underground/multistoried parking, special measures with regard to fire safety shall be taken.	<p>Apart from parking at ground level, provision of underground or multistoried parking may be permitted, subject to provisions of Development Control Regulation Appendix "O" and subject to further conditions herein below :—</p> <p>(a) Stack parking may be allowed for the plots having net area less than 2000 sq.mt. upon conditions as decided by the Commissioner. However stack parkings will not be permitted for plots having net area more than 2000 sq. mtrs.</p> <p>(b) For net plot area of layout exceeding 2000 sq. mt. the parking spaces shall be provided in basement or below podium or podium RG or multi level podium. Maximum height shall not be more than 4.2 mtrs. in the case of parking spaces provided in basement(s), or below podium or podium RG or multi level podium at least two ramps of adequate width and slopes shall be provided, located preferably at opposite ends. No stack parking will generally be allowed in such cases of underground/multistoried parking ;</p> <p>(c) Pit parking shall be permitted upto the depth of 2.5 mtr. below ground and shall have water tight walls.</p> <p>(d) In unavoidable circumstances, or hardships in providing abovementioned parking spaces as per (b) stack parking may be allowed in plots area exceeding 2000 sq. m. with prior approval of Hon. Commissioner upon conditions as may be decided by the Commissioner.</p>
85. (v) e	" Basement below RG and parking below podium RG for parking of vehicles as provided under DCR No. 54 provided that 1.5 mt. strip of land alongwith boundaries provided for planting trees ".	<p>" Basement below RG and Parking below podium RG for parking of vehicles as provided under DCR No. 54 provided that 1.5 mt. strip of land alongwith boundaries provided for planting trees except on front side, provided minimum front open space required as per table No. 12A and 12B shall be applicable. Minimum 33% of proposed RG area should be provided on Ground.</p> <p>Multilevel Podium for parking with recreation ground at deck level may be permitted, provided that minimum open space requirement as per table No. 12A and 12B shall be applicable.</p>	<p>" Basement below RG and Parking below podium for parking of vehicles as provided under DCR No. 54 and Multilevel Podium for parking with Recreation with Recreation ground at deck level may be permitted, provided that minimum front open space requirement as per table No. 12A and 12B shall be applicable.</p> <p>If podium is provided it shall comply the conditions mentioned below :—</p> <p>(a) The podium may be permitted in plot admeasuring 1500 sq. mt. or more.</p> <p>(b) Minimum 33% of Required RG area should be provided on Ground.</p> <p>(c) The podium provided with ramp may be permitted in one or more level, however total height of such structures</p>

(1)	(2)	(3)	(4)
			<p>shall not exceed 24m. above ground level. However, podium may be provided without ramp but with provision of adequate car lifts in one or multilevel, however with total height not exceeding 24 mt. above ground level and No. of car lifts not less than two.</p> <p>(d) The podium shall be used for the parking of vehicles. Podium shall not be permitted in required front open spaces.</p> <p>(e) Single Podium shall be permitted by leaving 1.5 mt. strip of land along with boundaries of the plot, for planting of trees except on front side, but Multi-storeyed podium shall only be permitted with 3m. marginal open spaces, except front open space.</p> <p>(f) Ramps may be provided in accordance with Development control regulation No. 150.</p> <p>(g) One room of size 10 sq.M. For 100 parking spaces or multiple thereof shall be provided for Drivers rest rooms and further sanitary block may be permitted on podiums or Basement/Stilt by counting in FSI.</p>
85. (v) f	Where front open space is more than 4.50m., Two wheeler parking spaces may be accommodated for shopping at roadside without reducing clear vehicular access to the building.	Unchanged (as per proposed modification submitted to Government <i>vide</i> letter dated 14th October 2009)
85. (vi)	Cinemas, Theatres and Assembly Halls subject to the provisions of sub-regulation (v) above, in sites of cinemas, theatres, auditoria and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12 m. or more, if the clear vehicular access way is not reduced to less than 6m.	Unchanged	In case of special Building clear 12m. wide vehicular access way for ingress and egress from adjacent road shall be provides, in the case of Cinemas, Theatres and Assembly Halls-subject to the provisions of sub-regulation (v) above, in sites of cinemas, theatres, auditoria and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12m. or more.
85. (vii)	Common parking spaces- if the total parking spaces required by these regulations is provided by a group of property	Unchanged	Unchanged

(1)	(2)	(3)	(4)
150.	<p>owners for their mutual benefits, such use of this space may be constructed as meeting the off-street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout thereof and also a registered undertaking stating that the area earmarked for the parking spaces will not be built upon.</p> <p>Ramps—(i) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with, all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material.</p> <p>(ii) The minimum width of the ramps in hospitals shall be 2.25 m.</p> <p>(iii) Handrails shall be provided on both sides of the ramps.</p> <p>(iv) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.</p> <p>(v) For building above 16 m. in height, access to ramps from any floor of the building shall be through smoke stop door.</p>	<p>Unchanged</p>	<p>Ramps.—(i) Ramps for pedestrians—</p> <p>(a) General—The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25m. wide. In addition, to satisfy the fire-fighting requirements Ramps shall lead directly to outside open space at ground level or courtyards or safe place.</p> <p>(b) Slope.—A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.</p> <p>(c) Handrail.—A handrail shall be provided on both the sides of the ramp.</p> <p>(d) In a multistoried, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.</p> <p>(ii) Ramps for basement or storied parking.—For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.</p> <p>A new regulation to be added in Appendix “N”-1.5, (g) under Regulation No. 75 and 79 as follows : Development of Public Parking Lots (PPL) :— Development of PPL shall</p>

(1)	(2)	(3)	(4)
			<p>be permitted with previous approval of Government in multi-storeyed structures on any plot abutting on minimum 12 mtr. wide road or road width as may be prescribed by the Commissioner, with additional incentive FSI, as specified below, created and handed over to TMC free of cost with amenities required for parking area as prescribed by the Commissioner, such PPL shall be allowed on the land belonging to the private owners, which is not reserved for any public purpose.</p> <p>PPL shall be allowed subject to following conditions :—</p> <p>(i) The minimum area of plot shall be 1000 Sq. mt. in sector 1, 2, 3 and 2000 Sq. m. in remaining sectors. The minimum number of public parking spaces for Motor Vehicle to be provided shall not be less than 50 subject to minimum parking area of 700 Sq. mt. The location of parking spaces can be in 2 level basement floors, ground floor and up to 4 Upper floors maximum, including multilevel podium, with access through ramp and lift or combination of both, subject to clearance from Chief Fire Officer with special emphasis on fire hazard.</p> <p>(ii) A Committee under the Chairmanship of Municipal Commissioner, TMC shall earmark/ select the plots for PPL, on the basis of their suitability and seek prior Government's approval for it. The Committee shall comprise of (i) Deputy Commissioner of Police (Traffic) or It's representative, (ii) Representative of MMRDA (T and C), (iii) Dy. Director of Town Planning, Konkan Division, (iv) Assistant Director, Town Planning, TMC (Member-Secretary). The incentive FSI permissible on this account will be over and above the FSI permissible under any other provisions of DCR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCR/DP, within the overall cap/ limit of total Maximum permissible FSI as given in clause (vii) below.</p> <p>(iii) The development of PPL shall be further subject to such condition as may be prescribed by the Municipal Commissioner.</p> <p>(iv) Concerned land Owner/ Developer/Society/Company shall have separate parking provisions for any development proposed to be carried out of the permissible base FSI of the plot with independent access.</p>

(1)	(2)	(3)	(4)
			<p>(v) Concerned land Owner/ Developer/Society/Company shall hand over PPL with separate entrance/ exit for the dedicated use of TMC by way of Regd. Conveyance Deed. Such Public Parking Lot will not be part of proposed Society/Apartments Owner's Association. TMC shall not be liable to pay any charges towards society maintenance or any charges borne by Proposed Society.</p> <p>(vi) Area covered under Public parking and amenities required for it shall not be counted toward FSI consumption.</p> <p>(vii) Permissible additional FSI in lieu of built up parking area shall be equivalent to built up parking area together with ramp/s by charging premium as specified under clause "X" herein below and further subject to provisions of Appendix 'W'.</p> <p>(viii) This regulation will not be applicable to proposals under App. 'R' (a) (ii) and App. 'S'.</p> <p>(ix) Additional FSI generated as above shall only be permissible for purely residential use only. Permissible additional FSI shall, be permitted subject to payment of premium, which does not entail any relaxation under section 23(2) of D C Regulation.</p> <p>Premium shall be calculated as follows :—</p> <p>Premium = Built up area of Parking × (ASR Rate of land-Construction Cost certified by City Engineer or ASR Construction cost, whichever is less). × 51%.</p> <p>(xi) Premium collected through development of such parking shall be utilised for maintenance of such parking Amenity.</p> <p>(xii) Public parking shall be developed in Independent building as far as possible, but it may be permissible in composite buildings subject to compliance of these regulations.</p> <p>(xiii) Commissioner may handover such PPL to any agency through transparent bidding procedures for its operation and maintainance, up on such terms and conditions as dim fit and proper, However in any condition such PPL shall not be allotted to concerned land Owners/Housing Society, Association of apartment owners of occupiers in the plot of PPL.</p>

(1)	(2)	(3)	(4)
			<p>(xiv) No Public Parking lots shall generally be more than 500 vehicles. However, in exceptional cases Commissioner may permit PPL for 1000 vehicles, for the reasons to be recorded in writing.</p> <p>(xv) Maximum allowable area calculations of Public Parking Lot shall be based on 50 sq.m. for LMV, 80 sq.m. for LCV, 120 sq. m. for HMV excluding ramps and other amenities required.</p> <p>(xvi) Access/Passageways shall not be less than 6m. for two way and 4.5m. for single way.</p> <p>(xvii) PPL connectivity to nearest station of local/mono/metro/BRTS etc. may also be insisted if proposed PPL is within 250 m. by skywalk and underground connectivity for within 100 m. This area shall also be counted for giving incentive FSI and shall not be included for calculating limits of vehicles.</p> <p>(xviii) For every sector Commissioner shall endeavour to evaluate total need of PPL and shall cause it to be declared in local newspaper within three months of promulgation of these Regulations for every 5 years. Total PPL sanctioned in any sector shall not increase beyond that for next five years.</p> <p>(xix) PPL shall be allowed only after studying traffic impact analysis of area within the periphery of 250 Mtrs. of PPL.</p>

And therefore, this notice is published inviting suggestions/objections from the public to carry out “The said Modification in said sanctioned Development Plan” as per the provisions under section 37(I) of Maharashtra Regional and Town Planning Act, 1966. The Notice showing said modification in “said Development Control Regulation” is published and displayed on the notice board in the office of Assistant Director, Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane. The draft of such modification is also published on Thane Municipal Corporation’s website www.tmctp.com. Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this Notice in *Maharashtra Government Gazette*, to the Municipal Commissioner, Thane Municipal Corporation, Thane.

Thane, dated 1st March 2014.

ASEEM GUPTA,
Commissioner,
Thane Municipal Corporation, Thane.